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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA Common Council Chambers July 19th 2018 – 4:30pm

PB Case No.: 05-18

Zone: Central Business District

Address: Proposed Hospital Footprint

Applicant: MVHS

Owner:

As part of its efforts to construct a state-of-the-art, integrated health delivery system for the Mohawk Valley, the Mohawk Valley Health Systems (MVHS) has begun the process of designing and engineering a roughly \$500 million hospital in downtown Utica. As the project moves closer to construction, MVHS will be approaching various agencies and governmental bodies for funding and/or approval of various elements of the project, many of which will require the completion of the State Environmental Quality Review Act (SEQRA) process.

At the February Meeting, the Planning Board voted to declare itself as Lead Agency, a decision to which no objections or alternatives were received. At the May 7th meeting, the Planning Board completed Part II of the Full Environmental Assessment Form (EAF) and deemed that a “Moderate to large impact may occur” in the following areas: Land, Surface Water, Ground Water, Air, Historic and Archeological Resources, Transportation, Energy, Noise, Odor, Light, Human Health, Community Plans and Community Character. Upon completion of Part III of the Full EAF and based on the potential impacts identified in Part II of the Full EAF, the Board reached the conclusion that this Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impacts and possible mitigation and to explore alternatives to avoid or reduce those impacts. The project was identified as a Type 1 action and issued a Positive Declaration. Additionally, the Board asked the applicant for a Draft Scoping Document to consider.

A packet containing the Planning Board’s May 7th Resolution, Positive Declaration, Parts 1, 2 & 3 of the Full Environmental Assessment Form and List of Involved and Interested Agency Lists has been mailed to all Involved and Interested Agencies.

At the May Meeting, the Planning Board accepted the Draft Scoping Document from the applicant. A Public Scoping meeting was held on June 7th, 2018 at the New York State Office Building, 207 Genesee Street, Utica, New York, 13501. Oral comments received at the public scoping meeting were recorded by a stenographer and written comments were accepted until June 21st, 2018. All comments received have been incorporated into the Scoping Document.

Should the Planning Board accept the final Scoping Document, it will be made available to the public on the City of Utica website <http://www.cityofutica.com/departments/urban-and-economic-development/planning/mvhs-seqra/index> as well as at City Hall in the Department of Urban and Economic Development.

PB Case No.: 13-18
Address: Utica Zoo
Applicant: New York Power Authority
Owner: City of Utica

Zone: Single Family – Low Density
Site Plan Review

Pursuant to Section 2-29-542 of the City of Utica Zoning Code, the applicant is seeking site plan approval for a project to be located at the aforementioned address.

The New York Power Authority and the Utica Zoo have been working together to construct the Utica Energy Zone, which will be the Power Authority's Visitor Center for its system wide transmission control center located in Marcy. No prior Planning Board approvals have been sought or obtained for this project.

The project consists of constructing a two story visitor center with a building foot print of approximately 8,000 square feet. In addition to serving as a NYPA visitor center, the facility will also be used as an educational venue and community asset for old and young alike. Access to the site is directly off of Utica Zoo Way which extends from Memorial Parkway to the Zoo entrance. The facility will provide parking for at least 44 vehicles and includes major improvements to the Zoo's lower parking lot. No additional signage will be placed will be installed on Memorial Parkway.

Directional and informational signage will be placed along Utica Zoo Way to assist visitors in accessing the Zoo and the UEZ. The sidewalk from Memorial Parkway to the Zoo entrance will be improved to facilitate pedestrian traffic to the Zoo and the UEZ. A bus loop with ample drop off space will be provided at the entrance to the Zoo. The reconfiguration of the Zoo's lower parking lot will result in a loss of parking spaces but the additional parking at the UEZ will help overcome that loss. A significant increase in parking for the disabled will be provided.

The primary reason for locating the Utica Energy Zone at the Utica Zoo is to reap the synergistic effect that will be realized by the proximity of the two facilities to each other. The Utica Zoo is a major tourist attraction in the region. The Utica Energy Zone will capitalize on the Zoo's role as a destination and bring perhaps a new segment of the population to the Zoo. The proximity to the Zoo is of utmost importance. The Zoo will be impacted by the construction activity. Every effort will be made to minimize those impacts. Stormwater management will be the most important factor in protecting the neighborhood. NYPA intends to fully comply with the City's stormwater management rules and regulations.

PB Case No.: 14-18
Address: Tax I.D. #318.08-1-53
Applicant: Adirondack Railway Preservation Society
Owner: Genesee Valley Transportation

Zone: Land Conservation
Zoning Text Amendment

Pursuant to section 2-29-542 of the Zoning Code, the applicant is seeking to change the zoning of the aforementioned address from Land Conservation to Light Industrial.

PB Case No.: 15-18

Zone: Neighborhood Commercial

Address: 632 Varick Street

Applicant: Silverscape Property Management c/o Steven Mancuso

Owner: Silverscape Property Management

Pursuant to Section 2-29-542 of the City of Utica Zoning Code, the applicant seeks to construct a new building to operate as a bar. The new construction will be one-story, wood framed building and will tie into the existing outdoor deck.

632 Varick Street is located within the City of Utica's Scenic and Historic district. The most recent structure located on the site has been taken down. Before it was taken down, the Greek revival style building, located in the Utica Brewery district, was a public bar which operated under several names, including: Hollyrock, Blue and Fuel. It was a two story building with a rear deck and stage. There was also a two-story deck in the back of the building for patrons to use.

There will be a new rooftop patio which will tie into the existing second story deck. Entry to the bar will be accessible directly from Varick Street and the back of the building. The interior of the new building will be approximately 1,438 square feet. The new rooftop patio will be approximately 1,569 square feet. There will be a full basement that is approximately 1,424 square feet.

On street parking is available as it was in the past. There will be no freestanding signage associated with the new building.

In order to fit in with the current neighborhood, the building will be finished with a rustic brick veneer to match the surrounding buildings. The existing building west of the site is finished entirely with brick veneer and the lot to the east fronts Varick Street with a small brick wall and, brick piers and decorative fence. The exterior of the new building is consistent with its neighboring properties.